

## Minutes



### Planning and Zoning Commission Regular Session

Council Chamber  
101 W. Abram St.

**March 20, 2013  
5:30 P.M.**

The Planning and Zoning Commission of the City of Arlington, Texas, convened in Regular Session on March 20, 2013, at 5:30 p.m. in the Council Chamber at City Hall, 101 West Abram Street, with the meeting being open to the public and notice of said meeting, giving the date, place and subject thereof, having been posted as prescribed by V.T.C.A., Government Code, Chapter 551, with the following members present, to-wit:

Kevin McGlaun	*	Chair
Clete McAlister	*	
Harry Croxton	*	Commissioners
Vera McKissic	*	
Brandon Hill	*	
Ron Smith	*	
Mike Talambas	*	
Larry Fowler	*	
Samuel Smith, III	*	

#### Staff:

Bridgett White	*	Assistant Director, Community Development and Planning
Gincy Thoppil	*	Planning Manager/Development Community Development and Planning
Molly Shortall	*	Assistant City Attorney
Jennifer Pruitt	*	Planning Project Manager I/Development
Shon Brooks	*	Graduate Planner

- I. Called to order at 5:41 p.m.
- II. The Pledge was led by Commissioner Hill.
- III. Minutes of the March 6, 2013, P&Z Regular Session were approved.

#### IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case PD13-1  
(Northeast Green Oaks AT&T - 1880 Northeast Green Oaks Boulevard)

Application to change the zoning on approximately 1.53 acres from Planned Development (PD) for Community Service (CS) uses limited to office and banking uses (including drive-in), and a car wash, with a Development Plan to Planned Development (PD) for Community Service (CS) uses limited to office uses, banking uses (including drive-in), a car wash, and a telecommunications tower, with a Development Plan; generally located south of Northeast Green Oaks Boulevard and west of Legacy Point Drive.

Present to speak in support of this case was Dave Kirk, 7219 Westbrook Lane, Dallas, 75217.

Also present in support of this case were Lori Bailey, 4701 Stage Line Drive, 76017; and Robin Luecke, 284 Turner Warnell Road, Mansfield, 76063.

Commissioner Croxton moved to Approve Zoning Case PD13-1. Seconded by Commissioner McKissic, the motion carried by a vote of 9-0-0.

#### **APPROVED**

- B. Zoning Case PD13-3  
(DFW Vintage Depot - 1906 West Park Row Drive)

Application to change the zoning on approximately 0.36 acres from Community Service (CS) to Planned Development (PD) for Community Service (CS) uses with exclusions, with a Concept Brief; generally located south of West Park Row Drive and west of Gina Drive.

Present to speak in support of this case were Lori Bailey, 4701 Stage Line Drive, 76017; David Smith, 1515 Larkspur Drive, Arlington, 76013; Pat Major, 1412 Southwood Boulevard, 76013; Sue Ellis, 3312 Cambridge, 76013; and James H. Major, 1412 Southwood Boulevard, 76013.

Also present in support of this case were Kenny Mills, 4216 Annies, 76016; Patty Pule, 1734 Ascension Point Drive, 76006; Christopher Thomas, 1817 Oak Tree Lane, 76013; Laura Hunt, 1816 Oak Tree Lane, 76013; Betty Kelly, 1202 Academy Drive, 76013; Lisa Lopez, 1601 Tulip Drive, 76013; Robin Luecke, 284 Turner Warnell Road, Mansfield, 76063; Dr. and Mrs.

Juan Sanchez, 1514 Tatum Drive, 76012; and Harriet Combs, 1209 Andromeda Way, 76013.

Commissioner Hill moved to Approve Zoning Case PD13-3 with the following stipulations:

Removal of the required shrubs  
The eight foot fencing be board-on-board

Seconded by Commissioner McAlister, the motion carried by a vote of 9-0-0.

### **APPROVED with Stipulations**

- C. Development Plan DP13-1  
(Ballpark Carwash – 2500 Ballpark Way)

Application for approval of a development plan on approximately 1.425 acres zoned Planned Development (PD) for all Community Service (CS) uses; generally located south of Northeast Green Oaks Boulevard and west of Ballpark Way.

Present in support of this case was Carl Green, 2880 West Pioneer Parkway, 76013.

Present to speak in opposition to this case was Paula Pierson, 2117 Shadow Ridge, 76006.

Also present in opposition to this case were Dr. Karen Valencia, 2020 Rumson, 79006; Joe Bruner, 2311 Autumn Oaks Trail, 76006; Paul Sligar, 2709 Shadow Drive West, 76006; and Grey Pierson, 301 West Abram Street, 76010.

Per the applicant's request, the case would be Continued to the April 3, 2013 Planning and Zoning Commission Meeting.

### **CONTINUED**

- D. **CONTINUED (from 2-20-13)** Zoning Case PD12-17  
(Athlos Academy - 4950 South Bowen Road)

Application to change the zoning on approximately 40.812 acres from Planned Development (PD) for data processing, office, and training center facilities uses, with a Development Plan to Planned Development (PD) for all Estate (E) uses, with a Development Plan; generally located west of South Bowen Road and south of West Bardin Road.

Present to speak in support of this case were Cliff Mycoskie, 200 East Abram Street, 76010; Brian Huffaker, 855 Broad Street, #300, Boise, Idaho, 83702; and Jason Kotter, 855 Broad Street, #300, Boise, Idaho, 83702.

Also present in support of this case were Anthony Strauser, 15601 Dallas Parkway, Addison, 75001; Kimberlea Jackson, 2700 North Collins Street, 76006; Jaime Nisttahuz, 7304 Lighthouse Road, 76002; Elizabeth Maddox, 1701 Hidden Bluff Trail, 76006; Nora Berry, 1006 Bucknell Drive, 76012; Michael Berry, 1006 Bucknell Drive, 76012; Laura Berry, 1006 Bucknell Drive, 76012; Julie Kotter, 855 Broad Street, #300, Boise, Idaho, 83702; Kelly Parma, 3030 LBJ Freeway, suite 1660, Dallas, 75007; Jerry McCreight, 2006 Broadleaf Drive, 76001; Eddie Conger, 2085 Garden Crest Place, Rockwall, 75087; Jacob Sumpter, 200 East Abram Street, 76010; Darlus L. Schoonover, 2804 Hollypoint Court, 76015; Nadia Ayala, 6060 Village Bend Drive, #1315, Dallas, 75206; and Doug Huey, 7027 Hunters Glen Road, Dallas, 75205.

Present to speak in opposition to this case were Marvin Wilkins, 2504 Chad Drive, 76017; Debbie Sterba, 2104 Turf Club Drive, 76017; Nancy Swartz, 5606 Polo Club Drive, 76017; Betty D. Coon, 5206 Bowen Road, 76017; Ann M. Casey, 2705 Blue Quail Drive, 76017; Patricia Reeves, 7007 Big Bear Lake Drive, 76016; Lisa Lingenfelter, 4420 Quail Creek, 76017.

Also present in opposition to this case were Mia M. Russo, 6314 Waterview Drive, 76016; Suzanne Rieter, 910 Meadowdale Road, 76017; Greyden Barnett, P.O. Box 1332, Burleson, 76097; Melanie Schroeder, 5206 South Bowen Road, 76017; Ann Price, 2121 Churchill Downs, 76017; George Casey, 2705 Blue Quail Drive, 76017; Jana Newton, 2500 Blue Quail Drive, 76017; and Jaime Foster, 1518 Weeping Willow, 76002.

Commissioner Croxton moved to Approve Zoning Case PD12-17. Seconded by Commissioner Hill, the motion carried by a vote of 9-0-0.

**APPROVED**

Being no other business to come before the Commission, Chair McGlaun adjourned the meeting at 8:01 p.m.



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Chair

ATTEST:



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Secretary to the Commission

APPROVED this 3rd day of April 2013